

TOWN OF MAMAKATING
PLANNING BOARD MINUTES
ZOOM MEETING
May 12, 2020
TOWN HALL
WURTSBORO, NEW YORK

PLANNING BOARD MEMBERS :

LORRENCE GREEN, Chairman
MORT STAROBIN, Board Member
ALEX GOODMAN, Board Member
RICHARD GLISSON, Board Member
DOUGLAS STANTON, Alternate Board Member
KYRA PLATT, Building Department
JOHN CAPPELLO, ESQ., Attorney
LAWRENCE PAGGI, P.E., Engineer
ADRIANA BELTRANI, Planner

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764
(845) 252-3515

Reported by: Rosemary A. Meyer

A G E N D A I N D E X

	Pages
Call Meeting to Order	4
Pledge of Allegiance	5
Acceptance of Minutes - March 2020	5
Reiterate - April Meeting Cancelled due to Covid-19	5
Deer Run Real Estate/Walker Valley Real Estate Request for Special Use Approval	3 - 12
Lane Meadow Farm LLC Proposed 11 Lot Subdivision	13 - 46
Close Meeting	42

* * * * *

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COUNTY OF SULLIVAN : TOWN OF MAMAKATING ZOOM
PLANNING BOARD MEETING
----- X
Deer Resort Real Estate/ Walker Valley Real Estate
Request for Special Use Approval
Tax Map Section 12; Block 1; Lot 2
Burlingham Residential Zone
----- X

Town Hall
Town of Mamakating
May 12, 2020
7:00 P.M.

PLANNING BOARD MEMBERS :

- LORRENCE GREEN, Chairman
- MORT STAROBIN, Board Member
- ALEX GOODMAN, Board Member
- RICHARD GLISSON, Board Member
- DOUGLAS STANTON, Alternate Board Member
- KYRA PLATT, Building Department
- JOHN CAPPELLO, ESQ., Attorney
- LAWRENCE PAGGI, P.E., Engineer
- ADRIANA BELTRANI, Planner

Also Present: Daniel Zenkel, on behalf of Applicant

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764

Reported by: Rosemary A. Meyer

1 - RE: DEER RUN REAL ESTATE -

2 CHAIRMAN GREEN: All right. Well, welcome to the May
3 12th, 2020 meeting of the Town of Mamakating Planning
4 Board.

5 Will you join me in the Pledge of Allegiance?

6 (The Pledge of Allegiance was recited.)

7 GREEN CHAIRMAN: Okay. So, could I have a motion to
8 open the meeting, please?

9 BOARD MEMBER GOODMAN: I will make that motion.

10 CHAIRMAN GREEN: Okay, Alex makes the motion.

11 Everyone in favor?

12 BOARD MEMBER GOODMAN: Aye.

13 BOARD MEMBER STAROBIN: I second.

14 CHAIRMAN GREEN: Oh, sorry. So Mort seconds.

15 Now everybody in favor?

16 BOARD MEMBER STAROBIN: Aye.

17 BOARD MEMBER GOODMAN: Aye.

18 BOARD MEMBER GLISSON: Aye.

19 ALTERNATE BOARD MEMBER STANTON: Aye.

20 CHAIRMAN GREEN: Aye.

21 (The motion was approved and carried.)

22 CHAIRMAN GREEN: Okay. (Inaudible) opposed.

23 Okay. Doug is going to be taking an voting official
24 role. He's an alternate, but tonight he'll have a full
25 voting role for tonight's meeting.

1 - RE: DEER RUN REAL ESTATE -

2 Can I -- everybody should have received the minutes of
3 the March meeting. Does anybody have any questions about
4 them?

5 BOARD MEMBER GOODMAN: No.

6 CHAIRMAN GREEN: Okay. Can I have a motion to accept
7 the March meeting minutes?

8 BOARD MEMBER STAROBIN: Motion, Mort.

9 CHAIRMAN GREEN: Okay, Mort, motion.
10 Second?

11 BOARD MEMBER GOODMAN: Alex, I'll second.

12 MEMBER BOARD STANTON: Second.

13 BOARD MEMBER STAROBIN: Alex, Doug.

14 CHAIRMAN GREEN: All in favor?

15 BOARD MEMBER STAROBIN: Aye.

16 BOARD MEMBER GOODMAN: Aye.

17 CHAIRMAN GREEN: Aye.

18 ALTERNATE BOARD MEMBER STANTON: Aye.

19 CHAIRMAN GREEN: Rich?

20 BOARD MEMBER GLISSON: Aye.

21 CHAIRMAN GREEN: Okay, all right. Unanimous.

22 (The motion was approved and carried.)

23 CHAIRMAN GREEN: Okay.

24 BOARD MEMBER STAROBIN: Unanimous.

25 CHAIRMAN GREEN: Okay. I just have a note here that

1 - RE: DEER RUN REAL ESTATE -

2 it says to reiterate that the April meeting was cancelled
3 due to the COVID-19, and that was why it was canceled.

4 So the first item on the agenda is Deer Run Real
5 Estate, request for special use approval extension. The
6 property is located at 450 Walker Valley Road, Tax Map
7 Section 12; Block 1; Lot 2. The property lies in the
8 Burlingham Residential Zone and involves approximately
9 39.60 acres. This property has approvals to be a
10 children/adult camp. So ...

11 MR. ZENKEL: Hello. Hello, everybody, and I hope
12 you're all safe and your families are safe and well.
13 Difficult time.

14 So I sent a let -- I, I have appeared before most of
15 you several times requesting extensions and you've
16 graciously granted them. The last time I was there was
17 December and I mentioned that I was trying to sell the
18 property, and you were kind enough to give me a six-month
19 extension. And here we are back again, and as I said in
20 the letter I wrote in April, I actually -- I, I had buyers
21 then. The negotiations seemed to have stalled and then
22 they picked up again. And I believe that we either have or
23 are close to signing a contract. And one of the things
24 that the buyers want, my understanding is that, you know,
25 they're aware that this is a summer camp property and

1 - RE: DEER RUN REAL ESTATE -

2 they're going to pursue it as a summer camp and they would
3 like an extension of, of my, of the permits that I was able
4 to get and the permissions that I was able to get for a
5 year. And in fact, that's a condition to them proceeding.
6 And I certainly would like something to happen at the
7 property.

8 I have continued to safeguard it, take care of it. I
9 -- I actually replaced the roof of a maintenance building
10 to ensure that, you know, I could keep things in a safe
11 condition. It's been sitting for a long time. I don't
12 really see a way. I, I think I've mentioned I've invested
13 a ton of, a lot of money in this. I don't see how I'm
14 going to do it, and so I would, I would like for
15 everybody's benefit to be able to have it passed along to
16 the next buyer who hopefully can make it into a thriving
17 summer camp.

18 CHAIRMAN GREEN: Okay. Any discussion?

19 BOARD MEMBER GOODMAN: There's been no changes in our
20 zoning that would make any difference in this? Or it
21 doesn't matter, the fact that it, this was preapproved
22 before the changes of the zoning? I guess I ask John the
23 question.

24 CHAIRMAN GREEN: John be unmuted.

25 Kyra?

1 - RE: DEER RUN REAL ESTATE -

2 Let's see if I can do this.

3 MS. PLATT: So just a heads up. If you mute yourself,
4 you can unmute yourself. If I mute you, you cannot unmute
5 you.

6 So John, if you mute yourself, just unmute yourself.
7 Okay?

8 MR. CAPPELLO: Yes, I did, but then you had muted me,
9 but ...

10 Alex, your, your point's a, a good point. As long as
11 the approval stays the same, it is grandfathered under our
12 new zoning which did grandfather anyone who has a
13 preliminary approval. If the new owners modify it in any
14 way, then they may need an interpretation from the ZBA or,
15 you know, or if they can't comply with the new zoning. I'm
16 sure exactly what, you know, new zoning, if it's the same
17 for this parcel, if there's any new condition. But if they
18 did anything to modify the approval they obtained, it, it
19 may require addressing that issue.

20 MR. ZENKEL: I mean -- I mean one, one point to make
21 is that I think it's a nonconforming use. I, I -- it's not
22 nonconforming in that it's, it's -- it's entitle -- it was
23 entitled to -- it's a use that's allowed by special use
24 permits. So I guess maybe that changed a little. I -- I
25 don't know. I don't think it did.

1 - RE: DEER RUN REAL ESTATE -

2 MR. CAPPELLO: I -- you know, camps are still a
3 permitted use --

4 MR. ZENKEL: Yeah. So then it's probably okay.

5 MR. CAPPELLO: -- if the zoning designation changed
6 or, you know, if that, or your, your parcel is now in a
7 different zone. There were some changes to the zoning map
8 in the new, new code. So we would have to address that at
9 that time. But if they -- if they came in with the same
10 application and the same parameters, the fact that it's a
11 different owner doesn't necessarily (inaudible) the
12 approvals. Zoning is, relates to the use and not the user,
13 so ...

14 BOARD MEMBER GOODMAN: Okay.

15 MR. CAPPELLO: To come in and demonstrate. But if
16 they physically change it then they would either have to
17 comply or get appropriate relief from the ZBA.

18 MR. ZENKEL: Thanks.

19 CHAIRMAN GREEN: Any other comments?

20 (No verbal response.)

21 CHAIRMAN GREEN: So how long of an extension are you
22 looking for?

23 MR. ZENKEL: Well, I'm looking for a year. I know
24 that in the past you've only given me six months and I
25 totally understand that. But since the new, the

1 - RE: DEER RUN REAL ESTATE -

2 prospective purchasers want a year and they've made it a
3 condition to the agreement, I don't really have much
4 choice.

5 CHAIRMAN GREEN: Okay. Actually, I went back and took
6 a look. We had actually granted you 18-month extensions
7 twice in the history.

8 MR. ZENKEL: That was -- yeah, that was a while back,
9 though, so ...

10 CHAIRMAN GREEN: Yeah.

11 MR. ZENKEL: There is a precedent. That's a good
12 point.

13 CHAIRMAN GREEN: Yeah. So, 18 -- two 18 months and I
14 think two one year. I have no problem with a year.

15 Anybody else have any other thoughts?

16 BOARD MEMBER GOODMAN: No. I make a motion to give a,
17 a year extension --

18 CHAIRMAN GREEN: Okay.

19 BOARD MEMBER GOODMAN: -- approval.

20 CHAIRMAN GREEN: A second?

21 BOARD MEMBER GLISSON: I'll second that.

22 CHAIRMAN GREEN: Okay, Rich seconds.

23 So maybe this one we will do a roll call for so that
24 Rosemary can get it all down.

25 All in favor? Well, I'm in favor.

1 - RE: DEER RUN REAL ESTATE -

2 Doug?

3 ALTERNATE BOARD MEMBER STANTON: Aye.

4 CHAIRMAN GREEN: Okay. And Rich.

5 BOARD MEMBER GLISSON: Aye.

6 CHAIRMAN GREEN: Alex.

7 BOARD MEMBER GOODMAN: Aye.

8 CHAIRMAN GREEN: And Mort.

9 BOARD MEMBER STAROBIN: Yes.

10 CHAIRMAN GREEN: Okay. Well, unanimous, all in favor.

11 You're extended for a year.

12 MR. ZENKEL: Thank you very much and stay safe,
13 everyone.

14 BOARD MEMBER GOODMAN: Good luck.

15 MR. ZENKEL: Thank you.

16 CHAIRMAN GREEN: Kyra, the next --

17 MR. ZENKEL: Bye, Kyra. Thanks, Kyra. You can mute
18 me now.

19 MS. PLATT: Okay.

20 (Time noted: 7:11 p.m.)

21 * * * * *

22

23

24

25

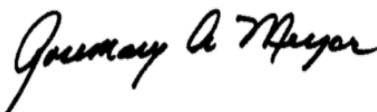
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

That the foregoing transcript is an accurate record of the proceedings in the matter of Deer Run Real Estate/Walker Valley Real Estate, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.



ROSEMARY A. MEYER

Date Transcribed: May 22, 2020

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COUNTY OF SULLIVAN : TOWN OF MAMAKATING ZOOM
PLANNING BOARD MEETING
----- X
Lane Meadow Farm, LLC
Proposed 11 Lot Subdivision
Tax Map Section 1; Block 1; Lot 81.7
Residential Agricultural Zone
----- X

Town Hall
Town of Mamakating
May 12, 2020
7:12 P.M.

PLANNING BOARD MEMBERS :

- LORRENCE GREEN, Chairman
- MORT STAROBIN, Board Member
- ALEX GOODMAN, Board Member
- RICHARD GLISSON, Board Member
- DOUGLAS STANTON, Alternate Board Member
- KYRA PLATT, Building Department
- JOHN CAPPELLO, ESQ., Attorney
- LAWRENCE PAGGI, P.E., Engineer
- ADRIANA BELTRANI, Planner

Also Present: Ross Winglovitz, P.E.,
on Behalf of Applicant

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764

Reported by: Rosemary A. Meyer

1 - RE: LANE MEADOW FARM LLC -

2 CHAIRMAN GREEN: The next applicant is Lane Meadow.
3 Are they in the waiting room or online?

4 MS. PLATT: Well, he had e-mailed me just
5 double-checking that it was today, but I don't have him in
6 the waiting room.

7 CHAIRMAN GREEN: Okay.

8 MS. PLATT: I'm just reading the e-mail he had sent.
9 He said he will be on the Zoom and he hopes that the Board
10 is in position to grant, get the plan approval for the
11 cluster so he can proceed to the detail design and
12 stormwater analysis, etcetera. But he hasn't logged on so
13 I'm not sure.

14 CHAIRMAN GREEN: Okay. We can certainly start
15 (inaudible).

16 MS. PLATT: I'm sorry.

17 STENOGRAPHER: Can you say that again, Lorry? It was
18 garbled.

19 CHAIRMAN GREEN: Did ...

20 STENOGRAPHER: Your -- what you just said was garbled.
21 If you could say it again.

22 CHAIRMAN GREEN: I think we can start discussing this.
23 There are a lot issues that we can get into and if they
24 show up, good.

25 John's raising his hand.

1 - RE: LANE MEADOW FARM LLC -

2 STENOGRAPHER: John wants -- Kyra, John wants you to
3 unmute him.

4 MS. PLATT: Okay. I -- you're unmuted, John, but I
5 didn't mute you.

6 MR. CAPPELLO: Yeah. I don't know. I guess whenever
7 I mute myself it's then saying that you're muting me. So I
8 don't know if it's -- usually I can mute and unmute myself
9 and I try to mute while everybody is talking so you don't
10 hear the cars on the street or anything. So ...

11 MS. PLATT: All right.

12 MS. BELTRANI: I'm also having that problem, Kyra.

13 MR. CAPPELLO: Yeah.

14 MS. PLATT: Okay.

15 MR. CAPPELLO: I just wanted to -- you know, I texted
16 Ross. He's just -- he says he's here, he needs to cut in.

17 MS. PLATT: Okay.

18 MS. BELTRANI: Oh.

19 MR. PAGGI: I see him.

20 MS. PLATT: Larry, do you want me to unmute you?

21 (No verbal response.)

22 MS. PLATT: Okay. I'm just going to leave you all
23 unmuted and we'll just go from there.

24 Ross, can you hear us okay?

25 MR. WINGLOVITZ: Yes, I can hear you. Can you hear

1 - RE: LANE MEADOW FARM LLC -

2 me?

3 Oops, I have to put my camera on.

4 CHAIRMAN GREEN: Okay. Let me read this, then. The
5 next item on the agenda is Lane Meadow Farm LLC, a proposed
6 11 lot subdivision. The property is located on Winters
7 Road, Tax Map Section 68; Block 1; Lot 81.7. It is
8 approximately 56.52 acres and lies in the Residential
9 Agricultural Zone.

10 So welcome.

11 MR. WINGLOVITZ: Good evening. Representing the
12 Applicant, Ross Winglovitz of Engineering and Surveying
13 Properties.

14 I don't know if Gary is logged in or not, but I did
15 let him know that we were meeting tonight.

16 I did receive comments from Adriana. We had submitted
17 a revised plan book, back in March 24th addressing comments
18 of your consultants from Adriana and from, from Larry.

19 What we're seeking tonight is hopefully, that we're
20 satisfactory regarding our conventional and cluster layout.
21 We're looking to get sketch plat approval for the cluster
22 layout so that we can proceed with the detail design which
23 will address many of the comments that Larry had, as well
24 as will allow us to address comments that Adriana had
25 regarding SEQRA. We'll need to prepare stormwater

1 - RE: LANE MEADOW FARM LLC -

2 pollution prevention plans. We'll need to be able to
3 quantify impacts that she's identified the potential of in
4 the Part II that she prepared. And I think that's it.

5 We'd be glad to discuss any of the comments. I did
6 not get anything from Larry. I didn't know if he had
7 anything. We'll be glad to discuss any comments the Board
8 may have or the consultants may have.

9 MR. PAGGI: You did not get any, and April 14th letter
10 from us?

11 MR. WINGLOVITZ: I did not, Larry.

12 MR. PAGGI: Okay. We'll, we'll get that out to you
13 tomorrow. It was --

14 MR. WINGLOVITZ: I'm sure it said I need to do a lot
15 more engineering at this point.

16 MR. PAGGI: It really was just a continuation of, of
17 the things that we've been saying, as you mentioned, which,
18 you know, we know that you're, you're waiting to do detail
19 design until you get, you know, an idea whether the, the
20 Board is, is comfortable with moving forward with sketch
21 plan.

22 I have -- Lorry, I have only two comments that I think
23 are worth talking about because they will disappear on my
24 next comment letter because I have been comment sat, I've
25 written, having those comments satisfied and I'm deferring

1 - RE: LANE MEADOW FARM LLC -
2 them to consideration by the Board and its other
3 consultants. And everything else, all of my other comments
4 I think will play out, you know, as, as the project moves,
5 moves forward in whatever fashion. So I, I have no -- I
6 have no objection to the way that Ross is proceeding.

7 And the two comments that I would really just like to
8 discuss are, one is very simple, and that was there was a,
9 there was some early inconsistencies with the application
10 that stated that it was a 12 lot subdivision.

11 MR. WINGLOVITZ: Right.

12 MR. PAGGI: We've got a one page amendment to that
13 stating that it was 11, 11 lot which satisfies our comment.
14 I just don't know if that satisfies the Planning
15 Department, the Planning Board and the plan, the Planning
16 Board's legal (inaudible), whether a modified application
17 should be submitted. So that's -- that's one
18 administrative item.

19 And then the other is really another item that's
20 probably going to be, I'm looking to assistance from both
21 John and Adriana on, as well, and that's whether or not we
22 would need -- I'm -- you know, Ross -- Ross acknowledges
23 that the existing barn is ...

24 MR. WINGLOVITZ: In the side yard.

25 MR. PAGGI: That the existing barn will remain. And

1 - RE: LANE MEADOW FARM LLC -

2 it's either very close to the property line or over the
3 property line, out on Winterton Road. And, you know, I --
4 that satisfies our comment. I don't know whether a
5 variance is required or whether encroachment into the
6 County right-of-way is something that needs to be addressed
7 before this moves forward or as it moves forward. It kind
8 of -- it kind of moves now on into an administrative item
9 that maybe throws them to the ZBA or possibly back to the
10 County.

11 MR. WINGLOVITZ: My only response to Larry's comment
12 regarding the barn is that it's preexisting condition.
13 We're not creating a new yard in any way, changing it to a
14 front yard or a side yard that is creating a nonconformity.
15 It's preexisting as far as in the front yard. So -- and
16 it's in very good shape. It's -- it's really a good barn
17 that somebody could really put to use. So I think since
18 it's preexisting we would refer to John Cappello regarding
19 his opinion. But we, we don't think we would need a
20 variance, but we'd be glad to get your advice.

21 Regarding the application, I think Adriana had some
22 comments. The Town's now adopted the new zoning so we
23 changed the name of the zone so we need to update the
24 application to reflect that, as well. So we'd be glad to
25 get a completed application with that comment, as well as

1 - RE: LANE MEADOW FARM LLC -

2 addressed, as well as the 11 lot.

3 MR. PAGGI: Lorry, I'll offer -- I'll offer to, to the
4 Board the same thing that we, we, we practiced the other
5 night in the meeting. I have -- I -- if the Board wants to
6 see that, that barn location, I can share a screen and show
7 that.

8 CHAIRMAN GREEN: Okay.

9 MR. PAGGI: Kyra, (inaudible) me to be able to share a
10 screen?

11 MR. CAPPELLO: And why -- while Larry's sharing it, I
12 would just say I think after we go through this, Mary, you
13 know I'll have to talk to Mary so we can get a
14 determination from her. I understand Ross' argument that
15 it is preexisting. So the issue is whether developing a
16 subdivision around it makes it more conforming or
17 nonconforming. The barn is not moving any closer to the
18 lot line, which is usually traditionally what you do with
19 nonconforming buildings versus nonconforming use.

20 MS. BELTRANI: Right.

21 MR. CAPPELLO: We should get something on the record
22 because now it's a, whether a nonconforming building on a
23 whatever the lot size of the entire parcel is versus a
24 nonconforming building on a three acre parcel makes it
25 more, more nonconforming. So -- but as the process, we

1 - RE: LANE MEADOW FARM LLC -

2 have to, you know, go to a public hearing on this. It will
3 be a while. So if it's determined it needs to go to the
4 ZBA, you know, it should be able to be accomplished within
5 the time frame that we're reviewing this application.

6 As far as its existence off the property, we can't
7 really approve that, nor can the ZBA vary it. So at some
8 point, the County will be giving a curb cut. Is this
9 County road, did they say, did you say?

10 MR. WINGLOVITZ: Yes, a County road. And the County
11 has --

12 MR. CAPPELLO: The County --

13 MR. WINGLOVITZ: -- reviewed the access --

14 MR. CAPPELLO: Your road is coming off the County road
15 so the County will have to give a, a curb cut. And if the
16 County says, Take it down or move it, there's nothing we
17 can do about it. If the County doesn't care, then, you
18 know, we can acknowledge, you know, and put it there. I
19 don't know if it creates any sight distance issues with the
20 new road or, you know, or any of that. But we should
21 (inaudible) on it.

22 MR. WINGLOVITZ: So Larry has SK5 up here. SK6,
23 Sketch 6, is the, is the cluster. The cluster has
24 probably, has the driveways much further away from the
25 barn. And the County has provided comment that, you know,

1 - RE: LANE MEADOW FARM LLC -

2 they're satisfied with the locations of those driveways and
3 that the sight distances meet code.

4 But we will -- now, going forward, we'll identify if
5 there's any clearance or, or if there is any overage of
6 that corner of the barn on that top right corner, or top
7 left corner so that it's clear on the map so that as we
8 send this on for detailed review for the County they can,
9 they'll have that information for their determination.

10 MR. PAGGI: Can the Board see that area where we're
11 talking about?

12 BOARD MEMBER GOODMAN: Yep. It's several hundred
13 feet, isn't it, is it? Does that -- does that say 600
14 feet, the, the front width of the property?

15 MR. WINGLOVITZ: It's --

16 MS. BELTRANI: (Inaudible) contour.

17 MR. PAGGI: Yeah.

18 MR. WINGLOVITZ: Ninety-seven, 151, 60. So we're 40
19 -- it's about 300 feet --

20 BOARD MEMBER GOODMAN: Hundred feet.

21 MR. WINGLOVITZ: -- roughly. Yep.

22 Sight distance here, it's indicated as 510 feet. So
23 it, it obviously is, does not create a problem for that
24 driveway.

25 Do we want to go over Adriana's comments?

1 - RE: LANE MEADOW FARM LLC -

2 CHAIRMAN GREEN: Yes.

3 MR. PAGGI: You can stop sharing, then, Kyra. If you
4 can allow anybody else to share then ...

5 MS. BELTRANI: So I think the extent of my comments
6 are really about getting the procedure moving forward. And
7 I understand that Ross, you want to get the, the sketch
8 plan approved. There's a hearing required for preliminary.
9 In the zoning code there's nothing regarding sketch versus
10 preliminary. So, you know, in terms of solidifying the
11 cluster as the plan to go with, I mean I don't know, John,
12 if, if the Board can indicate whether that's something that
13 they're comfortable doing just as a matter of, of process.
14 We can schedule the public hearing for the next meeting
15 because typically, for a subdivision for preliminary you
16 need to get a Neg Dec prior to the public hearing. So we
17 would want Ross' responses to that Part II in prior to the
18 public hearing, adopt a Neg Dec and then move forward with
19 the public hearing in that particular scenario.

20 MR. WINGLOVITZ: Yeah, I don't think we're ready for
21 preliminary hearing. I think that we need to get some
22 engineering done so that, you know, I can defend that the
23 drainage has been addressed and, and some of these issues
24 have been resolved.

25 MS. BELTRANI: Well, I think that -- yeah, I think

1 - RE: LANE MEADOW FARM LLC -

2 that --

3 MR. WINGLOVITZ: That's the only formal step is what
4 you're saying, right, is really the only one formal next
5 step.

6 MS. BELTRANI: Right, exactly. So I think if you're
7 looking for conformation that the cluster is the plan that
8 the Board wants to go with, there's not really a formal
9 procedure for that in the code.

10 MR. CAPPELLO: Yeah. I, I -- but I think the Board
11 can say, you know, if you, you'd rather go through there, I
12 would keep the caveat in there that if, you know, it turns
13 out the wetlands delineation differs wildly than what we're
14 shown or something changes, that we could then, you know,
15 modify and go back. But if the Board, just on general
16 design, prefers the cluster layout, I think we can direct
17 the Applicant to move forward.

18 Did we coordinate Lead Agency yet? I --

19 MS. BELTRANI: Yes. Yes, Lead Agency was coordinated
20 at the --

21 CHAIRMAN GREEN: At the March meeting.

22 MS. BELTRANI: Yeah, yeah.

23 So 30 days are up. The Planning Board is Lead Agency.
24 And so it's really -- it's really about, you know, getting
25 SEQRA solidified and of course, that requires some

1 - RE: LANE MEADOW FARM LLC -

2 engineering. So we want to definitely give Ross the, the
3 confidence to move forward on that.

4 CHAIRMAN GREEN: Let me just go back. So I want to
5 just make sure I understand this fully. The process is
6 basically that they first have to present a plan, which was
7 the original plan with the original zoning, that would have
8 been approved. And then once that happens, we can then
9 say, Okay, well, that's an approvable plan, but we like
10 your cluster plan better.

11 MS. BELTRANI: Correct.

12 MR. CAPPELLO: Yes, yeah. And -- and approvable means
13 that you're reasonably confident that they would be able to
14 go, you know, with those. You don't to spend time refining
15 and developing a plan that nobody wants to build, but you
16 also want to know that that plan is reasonable enough that
17 it probably could yield 11 lots if tweaked.

18 CHAIRMAN GREEN: Right.

19 MR. CAPPELLO: And if it turns out the wetlands are
20 way more than are shown on the original plan and they would
21 have to lose a couple lots, when we get that information we
22 may have to revisit the issue. But if everything comes out
23 pretty similar, you know, as you go through the details,
24 then I think you could, you know, state a preference now
25 and say, you know, we prefer you the time and energy

1 - RE: LANE MEADOW FARM LLC -
2 developing the cluster plan.

3 CHAIRMAN GREEN: Yeah. I certainly like the idea and,
4 you know, other boards members speak up as well, of trying
5 to preserve as much open space as possible. So if the
6 total parcel was good for 11 lots and 11 homes and we just
7 want to have them such that they're still somewhat
8 separated from them but leave a lot of extra land, I like
9 that idea.

10 One concern with it has been raised in the cluster
11 plan is it puts a lot more strain onto Winters Lane. Any
12 thoughts for that?

13 MR. WINGLOVITZ: We did discuss that with the highway
14 superintendent. That was part of his review in his
15 response letter that he's found that the plan is acceptable
16 to him.

17 CHAIRMAN GREEN: Okay.

18 MR. WINGLOVITZ: Winters Lane has been upgraded. It
19 was widened as part of the subdivision to the south of this
20 site.

21 CHAIRMAN GREEN: Okay.

22 MR. WINGLOVITZ: I guess it's south or is east, west?

23 MR. PAGGI: One of the -- one of the more important
24 issues relative to the difference between the cluster and
25 the conventional plan, we did discuss at the last meeting,

1 - RE: LANE MEADOW FARM LLC -

2 and really, just to be fair to the Applicant, I think at
3 this stage you really need to commit to being either okay
4 or not okay with this, is that you only have one point of,
5 one, one mean of access, that very long down Winters Lane
6 and up an extension of a road, whereas before, you, you had
7 a through road. So I mean the, the pros and cons here are,
8 are really pretty black and white. Much -- much more land
9 conservation with a cluster subdivision, somewhat reduced
10 emergency access with, with the, with the cluster. So
11 those are the things that you really ought to, I would
12 think resolve tonight.

13 MR. WINGLOVITZ: Yeah, we agree with Larry. And I
14 think John mentioned that exact conversation last time we
15 met, John Cappello. You know, that obviously, there's a
16 trade-off here, land preservation with a modified design
17 for the road.

18 CHAIRMAN GREEN: Okay.

19 BOARD MEMBER GOODMAN: I think the Master Plan sort of
20 encourages us to go towards these cluster developments.
21 And I like the fact that we're saving more land.

22 I do see the point there. How -- you know, is that
23 length of that road that extraordinarily long and much of
24 an issue, Larry, you know, in terms of dead ends? You
25 know, there are other areas with limited access or, or dead

1 - RE: LANE MEADOW FARM LLC -

2 ends. You know, I'm not sure how, if this one is
3 considered, where that's considered in, in terms how bad
4 that is.

5 MR. PAGGI: You know, the -- it's -- your, your point
6 is well taken, Alex. I mean there's a lot of things out
7 there. There's a lot of, a lot of developments out there
8 that are probably simi, similar to this. It's not uncommon
9 to see, you know, a code that would prohibit a cul-de-sac
10 this long. I've seen -- I've seen them limited to under a
11 thousand feet, I've seen them limited to under 2,000 feet.

12 Ross, what's -- what's the approximate length of the
13 Winters Lane and what's the approximate length of the
14 cul-de-sac?

15 MR. WINGLOVITZ: That's a good question, Larry. I was
16 just going to try to pull up Google Earth and see if I
17 can ...

18 MR. PAGGI: I'm going to -- while he's doing that, I'm
19 going to share. I'm going to share the, the sketch again
20 just so the Planning Board can all take a look.

21 BOARD MEMBER GOODMAN: The map here.

22 MR. PAGGI: So -- so you're talking about this entire
23 area. I'm going to ...

24 MS. BELTRANI: I think you can scale a PDF, too.

25 MR. PAGGI: Yeah, this is what -- this is what

1 - RE: LANE MEADOW FARM LLC -

2 you're --

3 CHAIRMAN GREEN: It's up here, I remember.

4 MR. PAGGI: Okay?

5 MR. CAPPELLO: Do we know how many drive -- I -- I was
6 trying count the driveways on the other side of Winters
7 Lane. Does the -- do we know, like, how many homes are,
8 there are? And I imagine those people are going to be the
9 people who would want to participate in any public
10 hearing --

11 MS. BELTRANI: Uh-huh.

12 MR. CAPPELLO: -- you know, when we have it, to get,
13 you know, their input.

14 And I would add Adriana is correct about the timing of
15 the, of the public hearing, that you need to do the Neg Dec
16 before the hearing. But I've always interpreted it that to
17 mean you need to do the Neg Dec before you close the public
18 hearing. So if the Board wanted to get some input from the
19 folks on Winters Lane, you could call a public hearing and
20 just hold it open and not close the hearing until after the
21 Neg Dec is adopted. Adopt the Neg Dec, then give another
22 meeting for people to, to comment and then you felt and
23 suspended yourself because I always thought that was a bit
24 of a tricky rule because it doesn't make a lot of sense to
25 complete a SEQRA review before you have the public hearing

1 - RE: LANE MEADOW FARM LLC -

2 and you get comments from the people who may give you very
3 relevant comments that would relate to your, to the
4 environmental impacts associated with that.

5 MS. BELTRANI: Right.

6 MR. CAPPELLO: So --

7 BOARD MEMBER STAROBIN: It's Mort. One quick question
8 about the line for the cul-de-sac. Shouldn't we get input
9 from the fire department on that?

10 MR. CAPPELLO: Sure.

11 MR. PAGGI: Yeah, I, I think --

12 BOARD MEMBER STAROBIN: Because I don't know in the
13 past that we, we've done that if there was a question about
14 the length and whatever.

15 MR. WINGLOVITZ: Certainly can. It's approximately
16 2200 feet.

17 MR. PAGGI: Win -- Winters Lane?

18 MR. WINGLOVITZ: Winters Lane to the end of the new
19 cul-de-sac, roughly 2200 feet or so.

20 MR. PAGGI: So ...

21 CHAIRMAN GREEN: That's -- to Alex's point, I mean I
22 live on a dead end road that's half a mile from the main
23 thoroughfare.

24 MR. PAGGI: Yeah, and that's what it is, roughly.

25 MR. WINGLOVITZ: Yeah, a little under that.

1 - RE: LANE MEADOW FARM LLC -

2 BOARD MEMBER GOODMAN: Yeah.

3 MR. WINGLOVITZ: Yeah. I mean we have, obviously, a
4 turnaround at the end that would accommodate fire
5 apparatus, which is good because it doesn't exist today, so
6 I think that's a benefit.

7 BOARD MEMBER STAROBIN: I have one question for --
8 yeah, one question in relation to that with the
9 turnarounds. Lorry mentioned that we live on a cul-de-sac
10 that's a half mile long. One of the problems we have, when
11 the semi-trailers come up there is because of their size,
12 these things can be 70, 80 feet long, they, they literally
13 have to back out a half a mile which becomes sort of
14 dangerous. That's -- that's -- that's the question that I
15 have, can we accommodate trucks that'll come in there and
16 be able to turn around, not just a snowplow.

17 MR. WINGLOVITZ: Yeah. Not currently, but you will
18 when this is completed.

19 BOARD MEMBER STAROBIN: Okay.

20 BOARD MEMBER GOODMAN: All right.

21 MR. PAGGI: Well, Ross, I, I -- I -- I would -- I, I
22 wouldn't have been so quick to make, to make that. I, I --
23 I would -- I would -- I would investigate that a little
24 bit. A hundred and twenty foot is the length of that, that
25 turnaround. I'm not so sure that you're going to be able

1 - RE: LANE MEADOW FARM LLC -

2 to get a semi in there straight to be able to, to make that
3 turn. It might -- but, but the point is well taken. If
4 that's -- if that's a legitimate concern because of the
5 length of this, it may be something where you want to
6 consider just extending that a little bit. That may be
7 miti --

8 BOARD MEMBER GOODMAN: What size truck are they
9 engineered for? Is it for the plows or for a firetruck or
10 what type of ...

11 MR. PAGGI: Well, any, any cul-de-sac is really not
12 necessarily designed for a semi. But again, you're, you're
13 -- you have some extenuating circumstances here where you
14 have a length. You know, for instance, if you -- everybody
15 can still see the screen?

16 BOARD MEMBER STAROBIN: Yeah.

17 MR. PAGGI: You know, say, say you had the ability,
18 if, if Winters Lane was a, was a, say a through road, you
19 know, a semi might be able to get, you know, down here and
20 then, you know, have, have a delivery and then you may have
21 go to down with a truck and pick it up yourself. It's --
22 it's a -- you know, if -- if this was just a cul-de-sac
23 here this might not be a bad thing not to be able to have a
24 truck, a semi get up if, if this is only, like, 1500 feet,
25 you know, or a thousand feet.

1 - RE: LANE MEADOW FARM LLC -

2 BOARD MEMBER GOODMAN: Well, I would think that any
3 trucks seeing a dead end sign, if it's a full size tractor
4 trailer are not going to traverse down it. You know, maybe
5 one of the smaller, the smaller ones. But I think they'd
6 be well aware the potential of getting stuck in something
7 like that.

8 BOARD MEMBER STAROBIN: We have those signs posted and
9 it doesn't seem to work.

10 MR. WINGLOVITZ: I mean I, I think, you know, there
11 may -- there may be a little maneuvering you would need to
12 do, but I, I would think they'd be able to make that
13 turnaround there much better than they would anyplace else
14 currently on this road.

15 BOARD MEMBER STAROBIN: Oh, yeah.

16 MR. WINGLOVITZ: And, and, you know, that's -- your
17 design here is -- I'm just was checking the fire apparatus
18 access turnaround, actually, and this mirrors exactly
19 pretty much New York State code for fire apparatus
20 turnaround.

21 MR. PAGGI: Yeah, that's, that's where --

22 MR. WINGLOVITZ: So --

23 MR. PAGGI: That's where that, that --

24 MR. WINGLOVITZ: Came up.

25 MR. PAGGI: -- originated --

1 - RE: LANE MEADOW FARM LLC -

2 MR. WINGLOVITZ: Yup.

3 MR. PAGGI: -- was, was with the fire, was the fire
4 department. So ...

5 But Ross, you may, you may want to take, you know, a
6 turning template and just use that as demonstration, you
7 know, and, and demonstrate that a, a truck may be able to
8 turn around. And that -- that would be, that, I think
9 would be significant information, you know, in your favor
10 if, if, if you could demonstrate that that, you know, that
11 could accommodate vehicles of that size. You know, and if
12 you had to extend it 10 or 20 feet.

13 MR. WINGLOVITZ: I mean I would hate to extend it to
14 make more pavement. Obviously, we did this so it's
15 safe for, A, for snowplowing and B, for fire apparatus.
16 And if we meet those criteria, if they'll, and a delivery
17 truck or something happened to come down there, or whatever
18 it was, and he needed to make a few maneuvers to turn
19 around, I wouldn't want to -- I wouldn't want to design a
20 cul-de-sac with additional pavement to accommodate an event
21 that's going to happen once a year, potentially.

22 MR. PAGGI: So -- so I, I, I agree with you. I, I
23 don't think we should do it for a driver's convenience.
24 But I -- I would say I would want to do it for the, the
25 safety of, of the residents, that you don't want to have to

1 - RE: LANE MEADOW FARM LLC -
2 have a truck back out. So if it -- if you can demonstrate
3 that they can make that turn with maneuvers, I, I think I
4 would, I would agree with you. If -- if you can't
5 demonstrate that he can make it with numerous maneuvers, I
6 think I would disagree with you, respectfully.

7 MR. WINGLOVITZ: Then the -- then the design of the
8 Town's adopted T turnaround would be flawed if that was our
9 criteria. I mean then we'd probably amend --

10 BOARD MEMBER STAROBIN: No, listen.

11 MR. WINGLOVITZ: -- the design and --

12 BOARD MEMBER STAROBIN: No, listen. It -- it is not
13 that. It is just from our experience and the damage that
14 occurs to the road just, just from one truck is phenomenal.
15 And there's dead end signs and no outlet signs and yet
16 these trucks come down the road, they get lost or whatever.
17 And many time -- you know, if he can make a (inaudible)
18 turn and get out of there, that's fine. Okay? I'm not
19 saying he has to make, be able just make a, a U-turn and
20 come around. But really, with a, with a cul-de-sac of that
21 length, it, it becomes a real problem. You could have a
22 moving truck come in there and, and, and have a lot of
23 difficulty getting out. I'm not saying put more pavement
24 in, but just that there's enough there that the, whoever
25 pulls in there can make a broken turn. I've seen the

1 - RE: LANE MEADOW FARM LLC -

2 problems that occur from this. But again, it's up to the
3 -- you know, if the engineers say it's okay and the Road
4 Department says it's okay, it's fine with, with me, too.

5 MR. WINGLOVITZ: We, we can show the largest vehicle
6 that can get through there, I think that's fine. I, I just
7 don't want to ...

8 BOARD MEMBER STAROBIN: Okay.

9 MR. WINGLOVITZ: That's up to you guys. If you want
10 bigger, I would hate to do that. Otherwise, I would have
11 thought that would have been in the original kind of design
12 intent of cul-de-sac and that's --

13 CHAIRMAN GREEN: So how --

14 MR. WINGLOVITZ: -- for residential.

15 CHAIRMAN GREEN: How long is this distance here, then?
16 I can't really tell. You see where the arrow is?

17 MR. WINGLOVITZ: Let's see.

18 MR. CAPPELLO: What, what are you -- what is the
19 question, Lorry?

20 CHAIRMAN GREEN: How long is this? At the end of the
21 cul-de-sac, if something pulls in ...

22 BOARD MEMBER GOODMAN: One hundred twenty foot wide?
23 Is that what you want to know?

24 CHAIRMAN GREEN: Yeah. Okay. That's -- that's a
25 pretty big truck.

1 - RE: LANE MEADOW FARM LLC -

2 MR. PAGGI: Well, you got to remember, he's got to
3 come in like this.

4 CHAIRMAN GREEN: Right.

5 MR. PAGGI: So he's going to have 60 feet. You know,
6 and he's got to be -- he's probably still going to be
7 somewhat at an angle. So I -- can, can he physically back?
8 I don't know. You know, a moving, a van.

9 CHAIRMAN GREEN: Okay. Okay.

10 BOARD MEMBER GOODMAN: Somebody's going to meet
11 somebody. It's a radio app.

12 MR. CAPPELLO: I'm in two meetings. I'm sorry.

13 BOARD MEMBER GOODMAN: Oh, ha, ha, ha.

14 MR. PAGGI: Ha, ha, ha.

15 MS. BELTRANI: Ha, ha, ha.

16 MR. PAGGI: So -- so Ross, you know, in answer -- in
17 response to your question about the, the Town's
18 specifications, I mean the -- the Town certainly supports
19 reducing the amount of pavement because it would be, it's,
20 it's pavement that they have to maintain. That's why this
21 is no longer a, a hundred foot diameter cul-de-sac.

22 MR. WINGLOVITZ: Yeah.

23 MR. PAGGI: Okay? So -- but, but our point is that
24 you have a half a mile that you've got to traverse rather
25 than -- it's not just for -- it's not just for 11 lots,

1 - RE: LANE MEADOW FARM LLC -

2 it's for 11 lots plus, you know, another thousand to 1500
3 feet. So ...

4 MR. WINGLOVITZ: Yep. So we can add those turning
5 templates there to show that, you know, we can get a
6 moving --

7 MR. PAGGI: Yeah.

8 MR. WINGLOVITZ: -- vehicle in there, a larger vehicle
9 through there. I mean if we can fit a fire apparatus
10 though this cul, this turnaround I think we can get a
11 pretty large vehicle to turn around there.

12 CHAIRMAN GREEN: Okay.

13 MR. PAGGI: And, and Ross, I would -- I mean take
14 advantage of -- take advantage of this driveway if you have
15 to.

16 MR. WINGLOVITZ: Yep, yep.

17 MR. PAGGI: You know, I mean that's still within the
18 right-of-way, that portion of that driveway.

19 MR. WINGLOVITZ: Sure. Not a problem.

20 CHAIRMAN GREEN: Yeah. Any other comments?

21 (No verbal response.)

22 CHAIRMAN GREEN: I can't see a reason --

23 MS. BELTRANI: So, I, I think in terms of moving this
24 process along, Ross further workshopping the cluster
25 subdivision, a, again, I think to his concern, is this

1 - RE: LANE MEADOW FARM LLC -

2 something that the, the Planning Board -- it sounds like
3 this is something that the Planning Board is interested in
4 understanding more about because the cluster subdivision is
5 the preferred layout.

6 BOARD MEMBER GOODMAN: Yeah.

7 MS. BELTRANI: And so does the Board feel comfortable
8 kind of doing a, a roll call vote or something of that
9 nature to ha, to just confirm that, you know?

10 And, and John, correct me if this is outside of the
11 (inaudible) ability of the Board, but, you know, just to
12 give him some indication that this is something the Board
13 wants him to go forward on and he should continue to
14 workshop the cluster subdivision.

15 CHAIRMAN GREEN: He's still muted.

16 MS. BELTRANI: Kyra, I think --

17 MR. WINGLOVITZ: He forgot to turn himself back on.

18 CHAIRMAN GREEN: He's -- can't hear you.

19 MR. CAPPELLO: I got it, yeah. I -- you're -- you're
20 right, Kyra. I think the Board, you know if you want to go
21 this way. I mean obviously, it's the Applicant's desire
22 and if something comes up at the public hearing and Winters
23 Lane is unpassable or we can't do that or the fire
24 department raises holy hell and it's impossible. But I
25 mean the boar -- it's really up to the Board. If you're

1 - RE: LANE MEADOW FARM LLC -

2 more comfortable with pursuing this and would like to do
3 this, then I think you can.

4 CHAIRMAN GREEN: Yeah. I'll lead off.

5 Basically, I understand the trade-off, and the
6 trade-off is we get to preserve land in perpetuity versus
7 difficulties that we may have with emergency vehicles or
8 very large trucks coming in there which is probably not
9 going to be that likely. You know, it's got to be a high
10 frequency event. So I would prefer the cluster.

11 Have the other board members weigh in.

12 Alex.

13 BOARD MEMBER GOODMAN: Yeah, no. I -- I also concur
14 with what you're saying there, Lorry.

15 CHAIRMAN GREEN: Okay.

16 Rich.

17 BOARD MEMBER GLISSON: Yeah, I think the cluster seems
18 permissible and it seems like the sentiment of the group
19 has been, outside of this, just in general, in past
20 conversations, it's the preference.

21 CHAIRMAN GREEN: Okay. Doug.

22 ALTERNATE BOARD MEMBER STANTON: My preference is for
23 the cluster.

24 CHAIRMAN GREEN: Okay, all right. I guess we've
25 expressed our intents. We don't actually formally vote.

1 - RE: LANE MEADOW FARM LLC -

2 It seemed like everybody was in favor of being able to go
3 ahead with the cluster, but with the caveat, as John said,
4 that when we start holding public hearings and it turns out
5 that there are concerns that are raised by the public that
6 we haven't thought about, you know ...

7 MR. WINGLOVITZ: Yep, we understood. And John's
8 comment about the wetlands is apropos. I mean we need to,
9 you know, come back with a wetland plan that looks similar
10 to this, otherwise, that could affect the conventional.

11 MS. BELTRANI: Right.

12 MR. WINGLOVITZ: So we understand the, the caveats.

13 CHAIRMAN GREEN: Okay.

14 MR. WINGLOVITZ: But we really -- we need to give you
15 -- I mean we're at the point we really need to start giving
16 you more, you know, detailed information and to do that we
17 really kind of needed that guidance, so we, we appreciate
18 that.

19 CHAIRMAN GREEN: Good.

20 MS. BELTRANI: Great.

21 CHAIRMAN GREEN: Any other comments?

22 (No verbal response.)

23 CHAIRMAN GREEN: Okay. Anybody have anything that
24 they want to add on any other items? Because if not, we'll
25 get to, I think everybody's favorite point of the meeting.

1 - RE: LANE MEADOW FARM LLC -

2 Do I have a motion to close the meeting?

3 (No verbal response.)

4 CHAIRMAN GREEN: Everybody smiled, but Rich, you're
5 smiling. Can we have a motion from you?

6 BOARD MEMBER GLISSON: Sure. I make a motion to close
7 the meeting.

8 CHAIRMAN GREEN: Second?

9 BOARD MEMBER STANTON: I'll second.

10 CHAIRMAN GREEN: Okay, Doug seconds.

11 All in favor?

12 BOARD MEMBER STAROBIN: Aye.

13 BOARD MEMBER GOODMAN: Aye.

14 BOARD MEMBER GLISSON: Aye.

15 ALTERNATE BOARD MEMBER STANTON: Aye.

16 CHAIRMAN GREEN: Aye.

17 (The motion was approved and carried.)

18 CHAIRMAN GREEN: All right. Well, thank you.

19 MR. CAPPELLO: I would just -- the only thing I would
20 end with the Board is I would probably plan, even on June,
21 that we, our June meeting we'll probably either be fully
22 Zoom or at least a hybrid Zoom depending on, you know, the
23 Governor's Executive Order. But I would think for the
24 foreseeable future we're going to have to have a Zoom
25 component. I don't think we're ever going to get to where

1 - RE: LANE MEADOW FARM LLC -

2 we can have a -- it's going to be a while before we get to
3 where we could have a full board and a full public speak.

4 CHAIRMAN GREEN: Okay.

5 And I will check out what the Board members that I
6 didn't hear from just to make sure that we don't have a
7 technical issue. I know for me, I'm in town hall here
8 because quite honestly, the Internet at my house isn't good
9 enough to carry this, so ...

10 BOARD MEMBER STAROBIN: I'm one of those rural people
11 who have been left out.

12 CHAIRMAN GREEN: Yeah.

13 BOARD MEMBER GLISSON: Can we just -- Rosemary, was
14 everything okay for you?

15 STENOGRAPHER: Most of --

16 BOARD MEMBER GLISSON: Is there anything we could do
17 better?

18 STENOGRAPHER: No, no. You guys are very good, yeah.
19 There was just one or two little gar, garbled parts and you
20 repeated it, so we're good.

21 CHAIRMAN GREEN: Okay.

22 MR. CAPPELLO: Just for your infor, that other meeting
23 I'm looking at on my phone that I, they just, zoom bomb.

24 MS. BELTRANI: Whoa.

25 MR. PAGGI: Really?

1 - RE: LANE MEADOW FARM LLC -

2 MR. CAPPELLO: So yeah.

3 BOARD MEMBER GOODMAN: And what happens when that,
4 when that happens, you know?

5 MR. CAPPELLO: Profane words were being --

6 BOARD MEMBER GOODMAN: Oh.

7 MR. CAPPELLO: -- attorneys, pictures of hardcore porn
8 has been shown on -- I mean it's, it's ...

9 BOARD MEMBER GOODMAN: Wow.

10 CHAIRMAN GREEN: You would think people would have
11 better things to do.

12 MR. CAPPELLO: Yeah. Yes.

13 MS. BELTRANI: John, are these -- are these platforms
14 when they're being zoomed on like an open meeting like this
15 or are they structured more like a webinar?

16 MR. CAPPELLO: It's a Zoom -- no. It was a Zoom web,
17 a Zoom link. I didn't have to type a -- well, I, I guess
18 the password -- I mean that's the issue we were discussing
19 with the password because this was everybody. It was in
20 the notice, the password. So ...

21 MR. WINGLOVITZ: It's in the public notice so --

22 MR. CAPPELLO: Yeah.

23 MR. WINGLOVITZ: -- the public pass --

24 MR. CAPPELLO: Yeah, so it's really -- it -- it really
25 gets to the operator, you know, having the capability to

1 - RE: LANE MEADOW FARM LLC -

2 filter people out. So ...

3 MS. BELTRANI: If you ever have a contentious public
4 hearing I can offer Nelson, Pope and Voorhis' Zoom account
5 which has the option to do a webinar where the public is an
6 attendee and they do not have speaking capability at all
7 unless they want to type their comments. That could be an
8 option.

9 MR. CAPPELLO: So that's -- yeah.

10 BOARD MEMBER STAROBIN: Hey, I, I think this is a
11 great way to do meetings. We should just do it this way in
12 the future.

13 CHAIRMAN GREEN: All right. Related to that, I want
14 to thank Kyra. I want to thank Kyra for being the
15 moderator.

16 MR. CAPPELLO: Yes, thanks. Great job. Thanks, Kyra.

17 MS. BELTRANI: Thanks, Kyra.

18 MS. PLATT: No problem.

19 MR. WINGLOVITZ: Good night, folks. Thank you.

20 MR. CAPPELLO: Okay, everyone.

21 MS. PLATT: All right.

22 MR. CAPPELLO: Good night.

23 CHAIRMAN GREEN: Good night.

24 MR. CAPPELLO: Good night.

25 MS. PLATT: Good night, everybody.

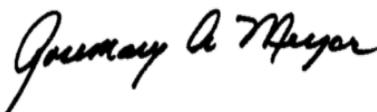
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

That the foregoing transcript is an accurate record of the proceedings in the matter of Lane Meadow Farm LLC, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.



ROSEMARY A. MEYER

Date Transcribed: May 22, 2020

	28:19;32:12;36:2; 38:25	approvable (2) 25:9,12	becomes (2) 31:13;35:21	Burlingham (1) 6:8
A	Agency (3) 24:18,19,23	approval (7) 6:5;8:11,13,18; 10:19;14:10;16:21	BELTRANI (23) 15:12,18;20:20; 22:16;23:5,25;24:6, 19,22;25:11;28:24; 29:11;30:5;37:15; 38:23;39:7,16;41:11, 20;43:24;44:13;45:3, 17	buyer (1) 7:16 buyers (2) 6:20,24 Bye (1) 11:17
ability (2) 32:17;39:11	agenda (2) 6:4;16:5	approvals (2) 6:9;9:12	benefit (2) 7:15;31:6	
able (16) 7:3,4,15;17:2;20:9; 21:4;25:13;31:16,25; 32:2,19,23;33:12; 34:7;35:19;41:2	agree (3) 27:13;34:22;35:4	approve (1) 21:7	better (4) 25:10;33:13;43:17; 44:11	C
accept (1) 5:6	agreement (1) 10:3	approved (5) 4:21;5:22;23:8; 25:8;42:17	big (1) 36:25	call (3) 10:23;29:19;39:8
acceptable (1) 26:15	Agricultural (1) 16:9	approximate (2) 28:12,13	bigger (1) 36:10	came (2) 9:9;33:24
access (5) 21:13;27:5,10,25; 33:18	ahead (1) 41:3	approximately (3) 6:8;16:8;30:15	bit (3) 29:23;31:24;32:6	camera (1) 16:3
accommodate (4) 31:4,15;34:11,20	Alex (7) 4:10;5:11,13;8:10; 11:6;28:6;40:12	April (3) 6:2,20;17:9	black (1) 27:8	camp (4) 6:10,25;7:2,17
accomplished (1) 21:4	Alex's (1) 30:21	apropos (1) 41:8	Block (2) 6:7;16:7	camp (4) 6:10,25;7:2,17
account (1) 45:4	Allegiance (2) 4:5,6	area (2) 22:10;28:23	boar (1) 39:25	can (1) 9:2
acknowledge (1) 21:18	allow (2) 16:24;23:4	areas (1) 27:25	Board (92) 4:4,9,12,13,16,17, 18,19;5:5,8,11,12,13, 15,16,18,20,24;7:19; 9:14;10:16,19,21; 11:3,5,7,9,14;14:9; 17:7,20;18:2,15;20:4, 5;22:10,12,20;23:12; 24:8,10,15,23;27:19; 28:20,21;29:18;30:7, 12;31:2,7,19,20;32:8, 16;33:2,8,15;35:10, 12;36:8,22;37:10,13; 39:2,3,6,7,11,12,20, 25;40:11,13,17,22; 42:6,9,12,13,14,15, 20;43:3,5,10,13,16; 44:3,6,9;45:10	Can (57) 5:2,6;7:16;8:2,4; 10:24;11:17;14:11, 14,17,22,23;15:8,24, 25,25;16:22;20:6,13; 21:7,17,18;22:8,10; 23:3,4,12,14,22; 24:11,16;25:8;28:17, 20,24;30:15;31:12, 15;32:15;35:2,3,5,17, 25;36:5,6;37:7,7; 38:4,5,9,10;40:3; 42:5;43:2,13;45:4
acknowledges (1) 18:22	allowed (1) 8:23	argument (1) 20:14	boards (1) 26:4	cancelled (1) 6:3
acre (1) 20:24	along (2) 7:15;38:24	around (6) 20:16;31:16;34:8, 19;35:20;38:11	Board's (1) 18:16	cancelled (1) 6:2
acres (2) 6:9;16:8	ALTERNATE (6) 4:19,24;5:18;11:3; 40:22;42:15	arrow (1) 36:16	bock (1) 16:17	capability (2) 44:25;45:6
actually (6) 6:20;7:9;10:5,6; 33:18;40:25	always (2) 29:16,23	assistance (1) 18:20	both (1) 18:20	Capello (37) 8:8;9:2,5,15;15:6, 13,15;19:18;20:11, 21;21:12,14;24:10; 25:12,19;27:15;29:5, 12;30:6,10;36:18; 37:12;39:19;42:19; 43:22;44:2,5,7,12,16, 22,24;45:9,16,20,22, 24
add (3) 29:14;38:4;41:24	amend (1) 35:9	associated (1) 30:4	boards (1) 26:4	care (2) 7:8;21:17
additional (1) 34:20	amendment (1) 18:12	attendee (1) 45:6	bomb (1) 43:23	carried (3) 4:21;5:22;42:17
address (3) 9:8;16:23,24	amount (1) 37:19	attorneys (1) 44:7	broken (1) 35:25	carry (1) 43:9
addressed (3) 19:6;20:2;23:23	analysis (1) 14:12	aware (2) 6:25;33:6	build (1) 25:15	cars (1) 15:10
addressing (2) 8:19;16:17	angle (1) 37:7	away (1) 21:24	building (3) 7:9;20:22,24	caveat (2) 24:12;41:3
administrative (2) 18:18;19:8	anyplace (1) 33:13	Aye (19) 4:12,16,17,18,19, 20;5:15,16,17,18,20; 11:3,5,7;42:12,13,14, 15,16	buildings (1) 20:19	caveats (1) 41:12
adopt (2) 23:18;29:21	app (1) 37:11	back (12) 6:19;10:5,8;16:17; 19:9;24:15;25:4; 31:13;35:2;37:7; 39:17;41:9		certainly (5)
adopted (3) 19:22;29:21;35:8	apparatus (5) 31:5;33:17,19; 34:15;38:9	bad (2) 28:3;32:23		
Adriana (6) 16:16,18,24;18:21; 19:21;29:14	appeared (1) 6:14	barn (8) 18:23,25;19:12,16; 20:6,17;21:25;22:6		
Adriana's (1) 22:25	applicant (4) 14:2;16:12;24:17; 27:2	basically (2) 25:6;40:5		
advantage (2) 38:14,14	Applicant's (1) 39:21			
advice (1) 19:20	application (7) 9:10;18:9,16; 19:21,24,25;21:5			
affect (1) 41:10	appreciate (1) 41:17			
again (8) 6:19,22;14:17,21;	appropriate (1) 9:17			

7:6;14:14;26:3; 30:15;37:18 CHAIRMAN (76) 4:2,7,10,14,20,22; 5:6,9,14,17,19,21,23, 25;7:18,24;9:19,21; 10:5,10,13,18,20,22; 11:4,6,8,10,16;14:2, 7,14,19,22;16:4;20:8; 23:2;24:21;25:4,18; 26:3,17,21;27:18; 29:3;30:21;36:13,15, 20,24;37:4,9;38:12, 20,22;39:15,18;40:4, 15,21,24;41:13,19, 21,23;42:4,8,10,16, 18;43:4,12,21;44:10; 45:13,23 change (1) 9:16 changed (3) 8:24;9:5;19:23 changes (4) 7:19,22;9:7;24:14 changing (1) 19:13 check (1) 43:5 checking (1) 33:17 children/adult (1) 6:10 choice (1) 10:4 circumstances (1) 32:13 clear (1) 22:7 clearance (1) 22:5 close (6) 6:23;19:2;29:17, 20;42:2,6 closer (1) 20:17 cluster (22) 14:11;16:20,21; 21:23,23;23:11;24:7, 16;25:10;26:2,10,24; 27:9,10,20;38:24; 39:4,14;40:10,17,23; 41:3 code (6) 9:8;22:3;23:9; 24:9;28:9;33:19 comfortable (4) 17:20;23:13;39:7; 40:2 coming (2) 21:14;40:8 comment (9) 17:24,24;18:13; 19:4,11,25;21:25;	29:22;41:8 comments (19) 9:19;16:16,17,23, 24;17:5,7,22,25;18:3, 7;19:22;22:25;23:5; 30:2,3;38:20;41:21; 45:7 commit (1) 27:3 complete (1) 29:25 completed (2) 19:25;31:18 comply (2) 8:15;9:17 component (1) 42:25 concern (3) 26:10;32:4;38:25 concerns (1) 41:5 concur (1) 40:13 condition (5) 7:5,11;8:17;10:3; 19:12 confidence (1) 25:3 confident (1) 25:13 confirm (1) 39:9 conformation (1) 24:7 conforming (1) 20:16 cons (1) 27:7 conservation (1) 27:9 consider (1) 32:6 consideration (1) 18:2 considered (2) 28:3,3 consultants (3) 16:18;17:8;18:3 contentious (1) 45:3 continuation (1) 17:16 continue (1) 39:13 continued (1) 7:8 contour (1) 22:16 contract (1) 6:23 convenience (1) 34:23 conventional (3)	16:20;26:25;41:10 conversation (1) 27:14 conversations (1) 40:20 coordinate (1) 24:18 coordinated (1) 24:19 corner (3) 22:6,6,7 count (1) 29:6 County (13) 19:6,10;21:8,9,10, 10,12,14,15,16,17,25; 22:8 couple (1) 25:21 course (1) 24:25 COVID-19 (1) 6:3 create (1) 22:23 creates (1) 21:19 creating (2) 19:13,14 criteria (2) 34:16;35:9 cul (1) 38:10 cul-de-sac (12) 28:9,14;30:8,19; 31:9;32:11,22;34:20; 35:20;36:12,21; 37:21 curb (2) 21:8,15 currently (2) 31:17;33:14 cut (3) 15:16;21:8,15	8:1;9:1;10:1;11:1 defend (1) 23:22 deferring (1) 17:25 definitely (1) 25:2 delineation (1) 24:13 delivery (2) 32:20;34:16 demonstrate (5) 9:15;34:7,10;35:2, 5 demonstration (1) 34:6 Department (5) 18:15;30:9;34:4; 36:4;39:24 depending (1) 42:22 design (10) 14:11;16:22;17:19; 24:16;27:16;33:17; 34:19;35:7,11;36:11 designation (1) 9:5 designed (1) 32:12 desire (1) 39:21 detail (3) 14:11;16:22;17:18 detailed (2) 22:8;41:16 details (1) 25:23 determination (2) 20:14;22:9 determined (1) 21:3 developing (3) 20:15;25:15;26:2 developments (2) 27:20;28:7 diameter (1) 37:21 difference (2) 7:20;26:24 different (2) 9:7,11 differs (1) 24:13 Difficult (1) 6:13 difficulties (1) 40:7 difficulty (1) 35:23 direct (1) 24:16 disagree (1) 35:6	disappear (1) 17:23 discuss (5) 17:5,7;18:8;26:13, 25 discussing (2) 14:22;44:18 discussion (1) 7:18 distance (3) 21:19;22:22;36:15 distances (1) 22:3 done (2) 23:22;30:13 double-checking (1) 14:5 Doug (5) 4:23;5:13;11:2; 40:21;42:10 down (8) 10:24;21:16;27:5; 32:19,21;33:4;34:17; 35:16 drainage (1) 23:23 drive (1) 29:5 driver's (1) 34:23 driveway (3) 22:24;38:14,18 driveways (3) 21:24;22:2;29:6 due (1) 6:3
E				
		D		
		damage (1) 35:13 dangerous (1) 31:14 days (1) 24:23 dead (5) 27:24,25;30:22; 33:3;35:15 Dec (6) 23:16,18;29:15,17, 21,21 December (1) 6:17 DEER (9) 4:1;5:1;6:1,4;7:1;	disagree (1) 35:6	
			early (1) 18:9 Earth (1) 28:16 east (1) 26:22 either (5) 6:22;9:16;19:2; 27:3;42:21 else (4) 10:15;18:3;23:4; 33:13 e-mail (1) 14:8 e-mailed (1) 14:4 emergency (2) 27:10;40:7 encourages (1) 27:20 encroachment (1) 19:5 end (7) 30:18,22;31:4;	

33:3;35:15;36:20; 42:20 ends (2) 27:24;28:2 energy (1) 25:25 engineered (1) 32:9 Engineering (4) 16:12;17:15;23:22; 25:2 engineers (1) 36:3 enough (4) 6:18;25:16;35:24; 43:9 ensure (1) 7:10 entire (2) 20:23;28:22 entitle (1) 8:22 entitled (1) 8:23 environmental (1) 30:4 ESTATE (9) 4:1;5:1;6:1,5;7:1; 8:1;9:1;10:1;11:1 etcetera (1) 14:12 even (1) 42:20 evening (1) 16:11 event (2) 34:20;40:10 everybody (9) 4:15;5:2;6:11; 15:9;32:14;41:2; 42:4;44:19;45:25 everybody's (2) 7:15;41:25 Everyone (3) 4:11;11:13;45:20 exact (1) 27:14 exactly (3) 8:16;24:6;33:18 Executive (1) 42:23 exist (1) 31:5 existence (1) 21:6 existing (2) 18:23,25 experience (1) 35:13 expressed (1) 40:25 extend (2) 34:12,13	extended (1) 11:11 extending (1) 32:6 extension (6) 6:5,19;7:3;9:21; 10:17;27:6 extensions (2) 6:15;10:6 extent (1) 23:5 extenuating (1) 32:13 extra (1) 26:8 extraordinarily (1) 27:23	F	fact (4) 7:5,21;9:10;27:21 fair (1) 27:2 families (1) 6:12 far (2) 19:15;21:6 FARM (33) 14:1;15:1;16:1,5; 17:1;18:1;19:1;20:1; 21:1;22:1;23:1;24:1; 25:1;26:1;27:1;28:1; 29:1;30:1;31:1;32:1; 33:1;34:1;35:1;36:1; 37:1;38:1;39:1;40:1; 41:1;42:1;43:1;44:1; 45:1 fashion (1) 18:5 favor (9) 4:11,15;5:14; 10:25,25;11:10;34:9; 41:2;42:11 favorite (1) 41:25 feel (1) 39:7 feet (15) 22:13,14,19,20,22; 28:11,11;30:16,19; 31:12;32:24,25; 34:12;37:5;38:3 felt (1) 29:22 few (1) 34:18 filter (1) 45:2 fine (3) 35:18;36:4,6 fire (9) 30:9;31:4;33:17,	19;34:3,3,15;38:9; 39:23 firetruck (1) 32:9 first (2) 6:4;25:6 fit (1) 38:9 flawed (1) 35:8 folks (2) 29:19;45:19 foot (3) 31:24;36:22;37:21 foreseeable (1) 42:24 forgot (1) 39:17 formal (3) 24:3,4,8 formally (1) 40:25 forward (10) 17:20;18:5;19:7,7; 22:4;23:6,18;24:17; 25:3;39:13 found (1) 26:15 frame (1) 21:5 frequency (1) 40:10 front (3) 19:14,15;22:14 full (4) 4:24;33:3;43:3,3 fully (2) 25:5;42:21 further (2) 21:24;38:24 future (2) 42:24;45:12	G	gar (1) 43:19 garbled (3) 14:18,20;43:19 Gary (1) 16:14 general (2) 24:15;40:19 gets (1) 44:25 given (1) 9:24 giving (2) 21:8;41:15 glad (4) 17:5,7;19:20,24 GLISSON (9) 4:18;5:20;10:21;	11:5;40:17;42:6,14; 43:13,16 good (19) 8:10;10:11;11:14; 14:24;16:11;19:16; 16;26:6;28:15;31:5; 41:19;43:8,18,20; 45:19,22,23,24,25 GOODMAN (29) 4:9,12,17;5:5,11, 16;7:19;9:14;10:16, 19;11:7,14;22:12,20; 27:19;28:21;31:2,20; 32:8;33:2;36:22; 37:10,13;39:6;40:13; 42:13;44:3,6,9 Google (1) 28:16 Governor's (1) 42:23 graciously (1) 6:16 grandfather (1) 8:12 grandfathered (1) 8:11 grant (1) 14:10 granted (2) 6:16;10:6 Great (3) 41:20;45:11,16 GREEN (76) 4:2,7,10,14,20,22; 5:6,9,14,17,19,21,23, 25;7:18,24;9:19,21; 10:5,10,13,18,20,22; 11:4,6,8,10,16;14:2, 7,14,19,22;16:4;20:8; 23:2;24:21;25:4,18; 26:3,17,21;27:18; 29:3;30:21;36:13,15, 20,24;37:4,9;38:12, 20,22;39:15,18;40:4, 15,21,24;41:13,19, 21,23;42:4,8,10,16, 18;43:4,12,21;44:10; 45:13,23 group (1) 40:18 guess (6) 7:22;8:24;15:6; 26:22;40:24;44:17 guidance (1) 41:17 guys (2) 36:9;43:18	H	half (4) 30:22;31:10,13; 37:24 hall (1) 43:7 hand (1) 14:25 happen (2) 7:6;34:21 happened (1) 34:17 happens (3) 25:8;44:3,4 hardcore (1) 44:7 hate (2) 34:13;36:10 heads (1) 8:3 hear (6) 15:10,24,25,25; 39:18;43:6 hearing (16) 21:2;23:8,14,16,18, 19,21;29:10,15,16, 18,19,20,25;39:22; 45:4 hearings (1) 41:4 hell (1) 39:24 Hello (2) 6:11,11 Hey (1) 45:10 high (1) 40:9 highway (1) 26:13 himself (1) 39:17 history (1) 10:7 hold (1) 29:20 holding (1) 41:4 holy (1) 39:24 homes (2) 26:6;29:7 honestly (1) 43:8 hope (1) 6:11 hopefully (2) 7:16;16:19 hopes (1) 14:9 house (1) 43:8 hundred (5) 22:12,20;31:24;
---	---	----------	---	---	----------	---	---	----------	---

36:22;37:21 hybrid (1) 42:22	issue (6) 8:19;20:15;25:22; 27:24;43:7;44:18	Larry (9) 15:20;16:18,23; 17:6,11;21:22;27:13, 24;28:15	22:2 logged (2) 14:12;16:14	7:21;23:13 May (16) 4:2;8:14,19;17:8,8; 25:22;30:2;32:5,6, 20:33;11,11;34:5,5,7, 40:7
I	issues (4) 14:23;21:19;23:23; 26:24	Larry's (2) 19:11;20:11	long (10) 7:11;8:10;9:21; 27:5,23;28:10;31:10, 12;36:15,20	maybe (4) 8:24;10:23;19:9; 33:4
idea (3) 17:19;26:3,9	item (5) 6:4;16:5;18:18,19; 19:8	last (3) 6:16;26:25;27:14	longer (1) 37:21	MEADOW (34) 14:1,2;15:1;16:1,5; 17:1;18:1;19:1;20:1; 21:1;22:1;23:1;24:1; 25:1;26:1;27:1;28:1; 29:1;30:1;31:1;32:1; 33:1;34:1;35:1;36:1; 37:1;38:1;39:1;40:1; 41:1;42:1;43:1;44:1; 45:1
identified (1) 17:3	items (1) 41:24	layout (4) 16:20,22;24:16; 39:5	look (2) 10:6;28:20	mean (22) 8:20,20;23:11; 27:5,7;28:6;29:17; 30:21;31:3;33:10; 34:13;35:9;37:18; 38:9,13,17;39:21,25; 41:8,15;44:8,18
identify (1) 22:4	J	Lead (4) 24:18,19,23;40:4	looking (6) 9:22,23;16:21; 18:20;24:7;43:23	means (1) 25:12
II (2) 17:4;23:17	job (1) 45:16	least (1) 42:22	looks (1) 41:9	meet (3) 22:3;34:16;37:10
imagine (1) 29:8	John (14) 7:22,24;8:6;15:2,2, 4;18:21;19:18;23:11; 27:14,15;39:10;41:3; 44:13	leave (2) 15:22;26:8	Lorry (6) 14:17;17:22;20:3; 31:9;36:19;40:14	meeting (18) 4:3,8,25;5:3,7;6:2; 16:15;20:5;23:14; 24:21;26:25;29:22; 41:25;42:2,7,21; 43:22;44:14
impacts (2) 17:3;30:4	John's (2) 14:25;41:7	left (2) 22:7;43:11	lose (1) 25:21	meetings (2) 37:12;45:11
important (1) 26:23	join (1) 4:5	legal (1) 18:16	lost (1) 35:16	MEMBER (65) 4:9,12,13,16,17,18, 19;5:5,8,11,12,13,15, 16,18,20,24;7:19; 9:14;10:16,19,21; 11:3,5,7,9,14;22:12, 20;27:19;28:21;30:7, 12;31:2,7,19,20;32:8, 16;33:2,8,15;35:10, 12;36:8,22;37:10,13; 39:6;40:13,17,22; 42:6,9,12,13,14,15; 43:10,13,16;44:3,6,9; 45:10
impossible (1) 39:24	June (2) 42:20,21	legitimate (1) 32:4	Lot (18) 6:7;7:13;14:23; 16:6,7;17:14;18:10, 13;20:2,18,23;26:8, 11;28:6,7,7;29:24; 35:22	members (3) 26:4;40:11;43:5
Inaudible (9) 4:22;9:11;14:15; 18:16;20:9;21:21; 22:16;35:17;39:11	K	length (8) 27:23;28:12,13; 30:14;31:24;32:5,14; 35:21	lots (5) 25:17,21;26:6; 37:25;38:2	mentioned (5) 6:17;7:12;17:17; 27:14;31:9
inconsistencies (1) 18:9	keep (2) 7:10;24:12	letter (4) 6:20;17:9,24;26:15	luck (1) 11:14	met (1) 27:15
indicate (1) 23:12	kind (6) 6:18;19:7,8;36:11; 39:8;41:17	lies (2) 6:7;16:8	M	might (3) 32:3,19,23
indicated (1) 22:22	Kyra (14) 7:25;11:16,17,17; 15:2,12;20:9;23:3; 39:16,20;45:14,14, 16,17	likely (1) 40:9	main (1) 30:22	mile (4) 30:22;31:10,13;
indication (1) 39:12	L	limited (3) 27:25;28:10,11	maintain (1) 37:20	
infor (1) 43:22	land (5) 26:8;27:8,16,21; 40:6	line (4) 19:2,3;20:18;30:8	maintenance (1) 7:9	
information (4) 22:9;25:21;34:9; 41:16	LANE (44) 14:1,2;15:1;16:1,5; 17:1;18:1;19:1;20:1; 21:1;22:1;23:1;24:1; 25:1;26:1,11,18;27:1, 5;28:1,13;29:1,7,19; 30:1,17,18;31:1;32:1, 18;33:1;34:1;35:1; 36:1;37:1;38:1;39:1, 23;40:1;41:1;42:1; 43:1;44:1;45:1	link (1) 44:17	makes (3) 4:10;20:16,24	
input (3) 29:13,18;30:8	large (2) 38:11;40:8	listen (2) 35:10,12	Mamakating (1) 4:3	
instance (1) 32:14	larger (1) 38:8	literally (1) 31:12	maneuvres (3) 34:18;35:3,5	
intent (1) 36:12	largest (1) 36:5	little (6) 8:24;30:25;31:23; 32:6;33:11;43:19	maneuvering (1) 33:11	
intents (1) 40:25		live (2) 30:22;31:9	many (4) 16:23;29:5,7;35:17	
interested (1) 39:3		LLC (33) 14:1;15:1;16:1,5; 17:1;18:1;19:1;20:1; 21:1;22:1;23:1;24:1; 25:1;26:1;27:1;28:1; 29:1;30:1;31:1;32:1; 33:1;34:1;35:1;36:1; 37:1;38:1;39:1;40:1; 41:1;42:1;43:1;44:1; 45:1	Map (5) 6:6;9:7;16:7;22:7; 28:21	
Internet (1) 43:8		located (2) 6:6;16:6	March (4) 5:3,7;16:17;24:21	
interpretation (1) 8:14		location (1) 20:6	Mary (2) 20:12,13	
interpreted (1) 29:16		locations (1)	Master (1) 27:19	
into (4) 7:16;14:23;19:5,8			matter (2)	
invested (1) 7:12				
investigate (1) 31:23				
involves (1) 6:8				

37:24 minutes (2) 5:2,7 mirrors (1) 33:18 miti (1) 32:7 moderator (1) 45:15 modified (2) 18:16;27:16 modify (3) 8:13,18;24:15 money (1) 7:13 months (2) 9:24;10:13 more (15) 17:15;20:16,25,25; 25:20;26:11,23;27:8, 21;34:14;35:23;39:4; 40:2,41:16,44:15 Mort (5) 4:14;5:8,9;11:8; 30:7 most (2) 6:14;43:15 motion (13) 4:7,9,10,21;5:6,8,9, 22;10:16;42:2,5,6,17 move (4) 21:16;23:18;24:17; 25:3 moves (5) 18:4,5;19:7,7,8 moving (7) 17:20;20:17;23:6; 35:22;37:8;38:6,23 much (9) 10:3;11:12;21:24; 26:5;27:8,8,23;33:13, 19 mute (8) 8:3,4,6;11:17;15:5, 7,8,9 muted (2) 8:8;39:15 muting (1) 15:7 myself (2) 15:7,8	23:16,21;27:3;29:15, 17;33:11;41:8,14,15 needed (2) 34:18;41:17 needs (3) 15:16;19:6;21:3 Neg (6) 23:16,18;29:15,17, 21,21 negotiations (1) 6:21 Nelson (1) 45:4 new (13) 8:12,13,15,16,17; 9:8,8,25;19:13,22; 21:20;30:18;33:19 next (7) 7:16;11:16;14:2; 16:5;17:24;23:14; 24:4 night (6) 20:5;45:19,22,23, 24,25 Ninety-seven (1) 22:18 nobody (1) 25:15 nonconforming (8) 8:21,22;20:17,19, 19,22,24,25 nonconformity (1) 19:14 nor (1) 21:7 note (1) 5:25 noted (1) 11:20 notice (2) 44:20,21 numerous (1) 35:5	once (2) 25:8;34:21 one (25) 6:23;8:20,20; 10:14,23;18:8,12,17; 24:4;26:10,23,23; 27:4,5,5;28:2;30:7; 31:7,8,10;33:5; 35:14;36:22;43:10, 19 ones (1) 33:5 online (1) 14:3 only (8) 9:24;17:22;19:11; 24:3,4;27:4;32:24; 42:19 onto (1) 26:11 Oops (1) 16:3 open (4) 4:8;26:5;29:20; 44:14 operator (1) 44:25 opinion (1) 19:19 opposed (1) 4:22 option (2) 45:5,8 Order (1) 42:23 original (4) 25:7,7,20;36:11 originated (1) 33:25 Otherwise (2) 36:10;41:10 ought (1) 27:11 out (16) 17:12;18:4;19:3; 24:13;25:19,22;28:6, 7;31:13;35:2,18,23; 41:4;43:5,11;45:2 outlet (1) 35:15 outside (2) 39:10;40:19 over (2) 19:2;22:25 overage (1) 22:5 owner (1) 9:11 owners (1) 8:13	page (1) 18:12 PAGGI (38) 15:19;17:9,12,16; 18:12,25;20:3,9; 22:10,17;23:3;26:23; 28:5,18,22,25;29:4; 30:11,17,20,24; 31:21;32:11,17; 33:21,23,25;34:3,22; 37:2,5,14,16,23;38:7, 13,17;43:25 parameters (1) 9:10 parcel (5) 8:17;9:6;20:23,24; 26:6 Part (4) 17:4;23:17;26:14, 19 participate (1) 29:9 particular (1) 23:19 parts (1) 43:19 pass (1) 44:23 passed (1) 7:15 password (3) 44:18,19,20 past (3) 9:24;30:13;40:19 pavement (5) 34:14,20;35:23; 37:19,20 PDF (1) 28:24 people (7) 29:8,9,22;30:2; 43:10;44:10;45:2 permissible (1) 40:18 permissions (1) 7:4 permits (2) 7:3;8:24 permitted (1) 9:3 perpetuity (1) 40:6 phenomenal (1) 35:14 phone (1) 43:23 physically (2) 9:16;37:7 pick (1) 32:21 picked (1) 6:22 pictures (1)	44:7 plan (21) 14:10;16:17;17:21; 18:15;23:8,11;24:7; 25:6,7,9,10,15,16,20; 26:2,11,15,25;27:19; 41:9;42:20 Planning (8) 4:3;18:14,15,15; 24:23;28:20;39:2,3 plans (1) 17:2 plat (1) 16:21 platforms (1) 44:13 PLATT (14) 8:3;11:19;14:4,8, 16;15:4,11,14,17,20, 22;45:18,21,25 play (1) 18:4 please (1) 4:8 Pledge (2) 4:5,6 plows (1) 32:9 plus (1) 38:2 pm (1) 11:20 point (13) 8:10,20;10:12; 17:15;21:8;27:4,22; 28:5;30:21;32:3; 37:23;41:15,25 point's (1) 8:10 pollution (1) 17:2 Pope (1) 45:4 porn (1) 44:7 portion (1) 38:18 position (1) 14:10 possible (1) 26:5 possibly (1) 19:9 posted (1) 33:8 potential (2) 17:3;33:6 potentially (1) 34:21 practiced (1) 20:4 preapproved (1) 7:21
N	O	P		
name (1) 19:23 nature (1) 39:9 necessarily (2) 9:11;32:12 need (16) 8:14;16:25;17:2, 14;18:22;19:19,23;	objection (1) 18:6 obtained (1) 8:18 obviously (5) 22:23;27:15;31:3; 34:14;39:21 occur (1) 36:2 occurs (1) 35:14 off (3) 21:6,14;40:4 offer (3) 20:3,3;45:4 official (1) 4:23			

<p>precedent (1) 10:11</p> <p>preexisting (4) 19:12,15,18;20:15</p> <p>prefer (2) 25:25;40:10</p> <p>preference (3) 25:24;40:20,22</p> <p>preferred (1) 39:5</p> <p>prefers (1) 24:16</p> <p>preliminary (5) 8:13;23:8,10,15,21</p> <p>prepare (1) 16:25</p> <p>prepared (1) 17:4</p> <p>present (1) 25:6</p> <p>preservation (1) 27:16</p> <p>preserve (2) 26:5;40:6</p> <p>pretty (5) 25:23;27:8;33:19; 36:25;38:11</p> <p>prevention (1) 17:2</p> <p>prior (2) 23:16,17</p> <p>probably (10) 9:4;18:20;21:24; 25:17;28:8;35:9; 37:6;40:8;42:20,21</p> <p>problem (6) 10:14;15:12;22:23; 35:21;38:19;45:18</p> <p>problems (2) 31:10;36:2</p> <p>procedure (2) 23:6;24:9</p> <p>proceed (2) 14:11;16:22</p> <p>proceeding (2) 7:5;18:6</p> <p>process (4) 20:25;23:13;25:5; 38:24</p> <p>Profane (1) 44:5</p> <p>prohibit (1) 28:9</p> <p>project (1) 18:4</p> <p>Properties (1) 16:13</p> <p>property (11) 6:6,7,9,18,25;7:7; 16:6;19:2,3;21:6; 22:14</p> <p>proposed (1) 16:5</p>	<p>pros (1) 27:7</p> <p>prospective (1) 10:2</p> <p>provided (1) 21:25</p> <p>public (18) 21:2;23:14,16,18, 19;29:9,15,17,19,25; 39:22;41:4,5;43:3; 44:21,23;45:3,5</p> <p>pull (1) 28:16</p> <p>pulls (2) 35:25;36:21</p> <p>purchasers (1) 10:2</p> <p>pursue (1) 7:2</p> <p>pursuing (1) 40:2</p> <p>put (4) 16:3;19:17;21:18; 35:23</p> <p>puts (1) 26:11</p> <p style="text-align: center;">Q</p> <p>quantify (1) 17:3</p> <p>quick (2) 30:7;31:22</p> <p>quite (1) 43:8</p> <p style="text-align: center;">R</p> <p>radio (1) 37:11</p> <p>raised (2) 26:10;41:5</p> <p>raises (1) 39:24</p> <p>raising (1) 14:25</p> <p>rather (2) 24:11;37:24</p> <p>RE (40) 4:1;5:1;6:1;7:1; 8:1;9:1;10:1;11:1; 14:1;15:1;16:1;17:1; 18:1;19:1;20:1;21:1; 22:1;23:1;24:1;25:1; 26:1;27:1;28:1;29:1; 30:1;31:1;32:1;33:1; 34:1;35:1;36:1;37:1; 38:1;39:1;40:1;41:1; 42:1;43:1;44:1;45:1</p> <p>read (1) 16:4</p> <p>reading (1) 14:8</p>	<p>ready (1) 23:20</p> <p>REAL (10) 4:1;5:1;6:1,4;7:1; 8:1;9:1;10:1;11:1; 35:21</p> <p>really (27) 7:12;10:3;17:16; 18:7,19;19:16,17; 21:7;23:6;24:4,8,24, 24;27:2,3,8,11;32:11; 35:20;36:16;39:25; 41:14,15,17;43:25; 44:24,24</p> <p>reason (1) 38:22</p> <p>reasonable (1) 25:16</p> <p>reasonably (1) 25:13</p> <p>receive (1) 16:16</p> <p>received (1) 5:2</p> <p>recited (1) 4:6</p> <p>record (1) 20:21</p> <p>reduced (1) 27:9</p> <p>reducing (1) 37:19</p> <p>refer (1) 19:18</p> <p>refining (1) 25:14</p> <p>reflect (1) 19:24</p> <p>regarding (6) 16:20,25;19:12,18, 21;23:9</p> <p>reiterate (1) 6:2</p> <p>relate (1) 30:3</p> <p>Related (1) 45:13</p> <p>relates (1) 9:12</p> <p>relation (1) 31:8</p> <p>relative (1) 26:24</p> <p>relevant (1) 30:3</p> <p>relief (1) 9:17</p> <p>remain (1) 18:25</p> <p>remember (2) 29:3;37:2</p> <p>repeated (1) 43:20</p>	<p>replaced (1) 7:9</p> <p>Representing (1) 16:11</p> <p>request (1) 6:5</p> <p>requesting (1) 6:15</p> <p>require (1) 8:19</p> <p>required (2) 19:5;23:8</p> <p>requires (1) 24:25</p> <p>Residential (3) 6:8;16:8;36:14</p> <p>residents (1) 34:25</p> <p>resolve (1) 27:12</p> <p>resolved (1) 23:24</p> <p>respectfully (1) 35:6</p> <p>response (8) 9:20;15:21;19:11; 26:15;37:17;38:21; 41:22;42:3</p> <p>responses (1) 23:17</p> <p>review (3) 22:8;26:14;29:25</p> <p>reviewed (1) 21:13</p> <p>reviewing (1) 21:5</p> <p>revised (1) 16:17</p> <p>revisit (1) 25:22</p> <p>Rich (5) 5:19;10:22;11:4; 40:16;42:4</p> <p>right (18) 4:2;5:21;15:11; 18:11;20:20;22:6; 24:4,6;25:18;30:5; 31:20;37:4;39:20; 40:24;41:11;42:18; 45:13,21</p> <p>right-of-way (2) 19:6;38:18</p> <p>Road (18) 6:6;16:7;19:3;21:9, 10,14,14,20;27:6,7, 17,23;30:22;32:18; 33:14;35:14,16;36:3</p> <p>role (2) 4:24,25</p> <p>roll (2) 10:23;39:8</p> <p>roof (1) 7:9</p>	<p>room (2) 14:3,6</p> <p>Rosemary (2) 10:24;43:13</p> <p>Ross (14) 15:16,24;16:12; 18:6,22,22;23:7; 25:2;28:12;31:21; 34:5;37:16;38:13,24</p> <p>Ross' (2) 20:14;23:17</p> <p>roughly (3) 22:21;30:19,24</p> <p>rule (1) 29:24</p> <p>RUN (9) 4:1;5:1;6:1,4;7:1; 8:1;9:1;10:1;11:1</p> <p>rural (1) 43:10</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>safe (5) 6:12,12;7:10; 11:12;34:15</p> <p>safeguard (1) 7:8</p> <p>safety (1) 34:25</p> <p>same (5) 8:11,16;9:9,10; 20:4</p> <p>sat (1) 17:24</p> <p>satisfactory (1) 16:20</p> <p>satisfied (2) 17:25;22:2</p> <p>satisfies (3) 18:13,14;19:4</p> <p>saving (1) 27:21</p> <p>saying (6) 15:7;17:17;24:4; 35:19,23;40:14</p> <p>scale (1) 28:24</p> <p>scenario (1) 23:19</p> <p>schedule (1) 23:14</p> <p>screen (3) 20:6,10;32:15</p> <p>second (8) 4:13;5:10,11,12; 10:20,21;42:8,9</p> <p>seconds (3) 4:14;10:22;42:10</p> <p>Section (2) 6:7;16:7</p> <p>seeing (1) 33:3</p>
---	--	--	---	---

<p>seeking (1) 16:19</p> <p>seem (2) 28:10;33:9</p> <p>seemed (2) 6:21;41:2</p> <p>seems (2) 40:17,18</p> <p>sell (1) 6:17</p> <p>semi (4) 32:2,12,19,24</p> <p>semi-trailers (1) 31:11</p> <p>send (1) 22:8</p> <p>sense (1) 29:24</p> <p>sent (2) 6:14;14:8</p> <p>sentiment (1) 40:18</p> <p>separated (1) 26:8</p> <p>SEQRA (3) 16:25;24:25;29:25</p> <p>several (2) 6:15;22:12</p> <p>shape (1) 19:16</p> <p>share (5) 20:6,9;23:4;28:19,19</p> <p>sharing (2) 20:11;23:3</p> <p>show (4) 14:24;20:6;36:5;38:5</p> <p>shown (3) 24:14;25:20;44:8</p> <p>side (3) 18:24;19:14;29:6</p> <p>sight (3) 21:19;22:3,22</p> <p>sign (1) 33:3</p> <p>significant (1) 34:9</p> <p>signing (1) 6:23</p> <p>signs (3) 33:8;35:15,15</p> <p>simi (1) 28:8</p> <p>similar (3) 25:23;28:8;41:9</p> <p>simple (1) 18:8</p> <p>site (1) 26:20</p> <p>sitting (1) 7:11</p> <p>six (1)</p>	<p>9:24</p> <p>six-month (1) 6:18</p> <p>size (5) 20:23;31:11;32:8;33:3;34:11</p> <p>SK5 (1) 21:22</p> <p>SK6 (1) 21:22</p> <p>sketch (6) 16:21;17:20;21:23;23:7,9;28:19</p> <p>smaller (2) 33:5,5</p> <p>smiled (1) 42:4</p> <p>smiling (1) 42:5</p> <p>snowplow (1) 31:16</p> <p>snowplowing (1) 34:15</p> <p>solidified (1) 24:25</p> <p>solidifying (1) 23:10</p> <p>somebody (2) 19:17;37:11</p> <p>Somebody's (1) 37:10</p> <p>somewhat (3) 26:7;27:9;37:7</p> <p>sorry (3) 4:14;14:16;37:12</p> <p>sort (2) 27:19;31:13</p> <p>sounds (1) 39:2</p> <p>south (2) 26:19,22</p> <p>space (1) 26:5</p> <p>speak (2) 26:4;43:3</p> <p>speaking (1) 45:6</p> <p>special (2) 6:5;8:23</p> <p>specifications (1) 37:18</p> <p>spend (1) 25:14</p> <p>stage (1) 27:3</p> <p>STAINTON (7) 4:19;5:12,18;11:3;40:22;42:9,15</p> <p>stalled (1) 6:21</p> <p>STAROBIN (20) 4:13,16;5:8,13,15,24;11:9;30:7,12;</p>	<p>31:7,19;32:16;33:8,15;35:10,12;36:8;42:12;43:10;45:10</p> <p>start (4) 14:14,22;41:4,15</p> <p>state (2) 25:24;33:19</p> <p>stated (1) 18:10</p> <p>stating (1) 18:13</p> <p>stay (1) 11:12</p> <p>stays (1) 8:11</p> <p>STENOGRAPHER (5) 14:17,20;15:2;43:15,18</p> <p>step (2) 24:3,5</p> <p>still (6) 9:2;26:7;32:15;37:6;38:17;39:15</p> <p>stop (1) 23:3</p> <p>stormwater (2) 14:12;16:25</p> <p>straight (1) 32:2</p> <p>strain (1) 26:11</p> <p>street (1) 15:10</p> <p>structured (1) 44:15</p> <p>stuck (1) 33:6</p> <p>subdivision (9) 16:6;18:10;20:16;23:15;26:19;27:9;38:25;39:4,14</p> <p>submitted (2) 16:16;18:17</p> <p>summer (3) 6:25;7:2,17</p> <p>superintendent (1) 26:14</p> <p>supports (1) 37:18</p> <p>sure (10) 8:16;14:13;17:14;25:5;28:2;30:10;31:25;38:19;42:6;43:6</p> <p>Surveying (1) 16:12</p> <p>suspended (1) 29:23</p>	<p>talking (4) 15:9;17:23;22:11;28:22</p> <p>Tax (2) 6:6;16:7</p> <p>technical (1) 43:7</p> <p>template (1) 34:6</p> <p>templates (1) 38:5</p> <p>terms (4) 23:10;27:24;28:3;38:23</p> <p>texted (1) 15:15</p> <p>Thanks (5) 9:18;11:17;45:16,16,17</p> <p>that'll (1) 31:15</p> <p>thoroughfare (1) 30:23</p> <p>though (2) 10:9;38:10</p> <p>thought (3) 29:23;36:11;41:6</p> <p>thoughts (2) 10:15;26:12</p> <p>thousand (3) 28:11;32:25;38:2</p> <p>three (1) 20:24</p> <p>thriving (1) 7:16</p> <p>throws (1) 19:9</p> <p>times (1) 6:15</p> <p>timing (1) 29:14</p> <p>today (2) 14:5;31:5</p> <p>tomorrow (1) 17:13</p> <p>ton (1) 7:13</p> <p>tonight (4) 4:24;16:15,19;27:12</p> <p>tonight's (1) 4:25</p> <p>took (1) 10:5</p> <p>top (2) 22:6,6</p> <p>total (1) 26:6</p> <p>totally (1) 9:25</p> <p>towards (1) 27:20</p> <p>Town (3)</p>	<p>4:3;37:18;43:7</p> <p>Town's (3) 19:22;35:8;37:17</p> <p>tractor (1) 33:3</p> <p>trade-off (3) 27:16;40:5,6</p> <p>traditionally (1) 20:18</p> <p>trailer (1) 33:4</p> <p>traverse (2) 33:4;37:24</p> <p>tricky (1) 29:24</p> <p>truck (9) 32:8,21,24;34:7,17;35:2,14,22;36:25</p> <p>trucks (4) 31:15;33:3;35:16;40:8</p> <p>try (2) 15:9;28:16</p> <p>trying (3) 6:17;26:4;29:6</p> <p>turn (9) 31:16;32:3;34:8,18;35:3,18,25;38:11;39:17</p> <p>turnaround (7) 31:4,25;33:13,18,20;35:8;38:10</p> <p>turnarounds (1) 31:9</p> <p>turning (2) 34:6;38:4</p> <p>turns (3) 24:12;25:19;41:4</p> <p>tweaked (1) 25:17</p> <p>twenty (2) 31:24;36:22</p> <p>twice (1) 10:7</p> <p>two (6) 10:13,14;17:22;18:7;37:12;43:19</p> <p>type (3) 32:10;44:17;45:7</p> <p>typically (1) 23:15</p>
				U
				<p>Unanimous (3) 5:21,24;11:10</p> <p>uncommon (1) 28:8</p> <p>under (4) 8:11;28:10,11;30:25</p> <p>understood (1) 41:7</p>

<p>unless (1) 45:7</p> <p>unmute (6) 8:4,4,6;15:3,8,20</p> <p>unmuted (3) 7:24;15:4,23</p> <p>unpassable (1) 39:23</p> <p>up (17) 6:22;8:3;14:24; 21:22;24:23;26:4; 27:6;28:16;29:3; 31:11;32:21,24; 33:24;36:2,9;39:22, 25</p> <p>update (1) 19:23</p> <p>upgraded (1) 26:18</p> <p>use (9) 6:5;8:21,23,23;9:3, 12;19:17;20:19;34:6</p> <p>user (1) 9:12</p> <p>usually (2) 15:8;20:18</p> <p>U-turn (1) 35:19</p>	<p>25:15;39:13</p> <p>way (8) 7:12;8:14;18:6; 19:13;25:20;39:21; 45:11,11</p> <p>web (1) 44:16</p> <p>webinar (2) 44:15;45:5</p> <p>weigh (1) 40:11</p> <p>welcome (2) 4:2;16:10</p> <p>west (1) 26:22</p> <p>wetland (1) 41:9</p> <p>wetlands (3) 24:13;25:19;41:8</p> <p>what's (3) 28:12,12,13</p> <p>whenever (1) 15:6</p> <p>whereas (1) 27:6</p> <p>white (1) 27:8</p> <p>Whoa (1) 43:24</p> <p>wide (1) 36:22</p> <p>widened (1) 26:19</p> <p>width (1) 22:14</p> <p>wildly (1) 24:13</p> <p>Win (1) 30:17</p> <p>WINGLOVITZ (50) 15:25;16:11,12; 17:11,14;18:11,24; 19:11;21:10,13,22; 22:15,18,21;23:20; 24:3;26:13,18,22; 27:13;28:15;30:15, 18,25;31:3,17;33:10, 16,22,24;34:2,13; 35:7,11;36:5,9,14,17; 37:22;38:4,8,16,19; 39:17;41:7,12,14; 44:21,23;45:19</p> <p>Winters (11) 16:6;26:11,18; 27:5;28:13;29:6,19; 30:17,18;32:18; 39:22</p> <p>Winterton (1) 19:3</p> <p>within (2) 21:4;38:17</p> <p>words (1) 44:5</p>	<p>work (1) 33:9</p> <p>workshop (1) 39:14</p> <p>workshopping (1) 38:24</p> <p>worth (1) 17:23</p> <p>Wow (1) 44:9</p> <p>written (1) 17:25</p> <p>wrote (1) 6:20</p>	<p>20:2;25:17;26:6,6; 37:25;38:2</p> <p>12 (2) 6:7;18:10</p> <p>12th (1) 4:3</p> <p>14th (1) 17:9</p> <p>1500 (2) 32:24;38:2</p> <p>151 (1) 22:18</p> <p>18 (2) 10:13,13</p> <p>18-month (1) 10:6</p>	<p>68 (1) 16:7</p> <p>7</p> <p>7:11 (1) 11:20</p> <p>70 (1) 31:12</p> <p>8</p> <p>80 (1) 31:12</p> <p>81.7 (1) 16:7</p>
V				
<p>Valley (1) 6:6</p> <p>van (1) 37:8</p> <p>variance (2) 19:5,20</p> <p>vary (1) 21:7</p> <p>vehicle (4) 36:5;38:8,8,11</p> <p>vehicles (2) 34:11;40:7</p> <p>verbal (5) 9:20;15:21;38:21; 41:22;42:3</p> <p>versus (4) 20:19,23;23:9;40:6</p> <p>Voorhis' (1) 45:4</p> <p>vote (2) 39:8;40:25</p> <p>voting (2) 4:23,25</p>				
W				
<p>waiting (3) 14:3,6;17:18</p> <p>Walker (1) 6:6</p> <p>wants (6) 15:2,2;20:5;24:8;</p>				
		<p>yard (5) 18:24;19:13,14,14, 15</p> <p>year (8) 7:5;9:23;10:2,14, 14,17;11:11;34:21</p> <p>Yep (6) 22:12,21;38:4,16, 16;41:7</p> <p>yield (1) 25:17</p> <p>York (1) 33:19</p> <p>Yup (1) 34:2</p>	<p>2</p> <p>2 (1) 6:7</p> <p>2,000 (1) 28:11</p> <p>20 (1) 34:12</p> <p>2020 (1) 4:3</p> <p>2200 (2) 30:16,19</p> <p>24th (1) 16:17</p> <p>3</p> <p>30 (1) 24:23</p> <p>300 (1) 22:19</p> <p>39.60 (1) 6:9</p> <p>4</p> <p>40 (1) 22:18</p> <p>450 (1) 6:6</p> <p>5</p> <p>510 (1) 22:22</p> <p>56.52 (1) 16:8</p> <p>6</p> <p>6 (1) 21:23</p> <p>60 (2) 22:18;37:5</p> <p>600 (1) 22:13</p>	
		Y		
		Z		
		<p>ZBA (5) 8:14;9:17;19:9; 21:4,7</p> <p>ZENKEL (10) 6:11;8:20;9:4,18, 23;10:8,11;11:12,15, 17</p> <p>Zone (4) 6:8;9:7;16:9;19:23</p> <p>zoning (11) 7:20,22;8:12,15, 16;9:5,7,12;19:22; 23:9;25:7</p> <p>Zoom (9) 14:9;42:22,22,24; 43:23;44:16,16,17; 45:4</p> <p>zoomed (1) 44:14</p>		
		1		
		<p>1 (2) 6:7;16:7</p> <p>10 (1) 34:12</p> <p>11 (9) 16:6;18:13,13;</p>		